BOOK 9607 PG 857

B-744

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $ 88,500.00. X Virginia J. Trimble **AFFIANT** Subscribed and sworn to before me, this 1st day of March, 1995. Notary Public My Commission Expires: 11-25-95

Address New Owners As Follows: Virginia J. Trimble, 4505 Harding Road, Nashville, TN 37215

Send Tax Bills To: SAME

Map-Parcel Number: 116-3B-108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NELL M. BRADEN, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **VIRGINIA J. TRIMBLE, UNMARRIED,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 108 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.069% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, page 972, et seq., Register's Office for Davidson County, Tennessee. Said Unit is also known as Apartment No. 108.

Being the same property conveyed to Nell M. Braden, unmarried by deed from Royal Oaks Limited Partnership, an Illinois limited partnership of record in Book 5287, page 550, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 5282, page 972, Register's Office for said County.

3. Matters shown on the Plan of record in Book 5200 page 45, Register's Office for said County.

This is improved property known as 4505 Harding Road, Unit 108, Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and she covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 1st day of March, 1995.

Nell M. Braden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6272 03/01 0101 03CHECK 336.45

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NELL M. BRADEN,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

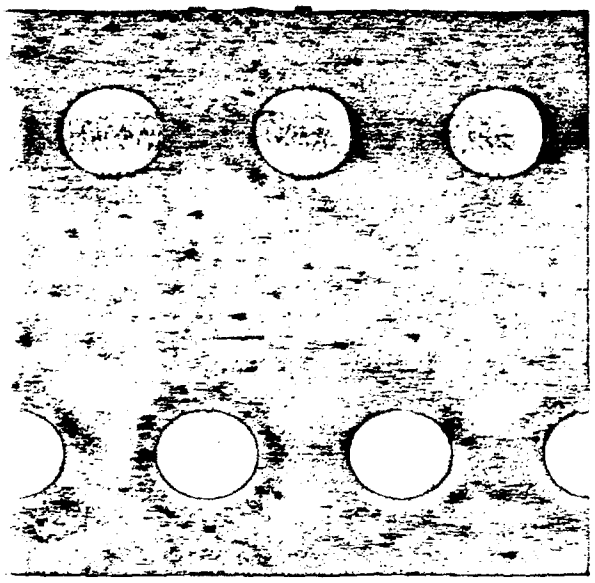
WITNESS my hand, at office, this 1st day of March, 1995.

Notary Public

My Commission Expires: 11-25-95

38323
IDENTIF. ↑ REFERENCE

95 MAR -1 PM 3:45
FELIX Z. BROWN III REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

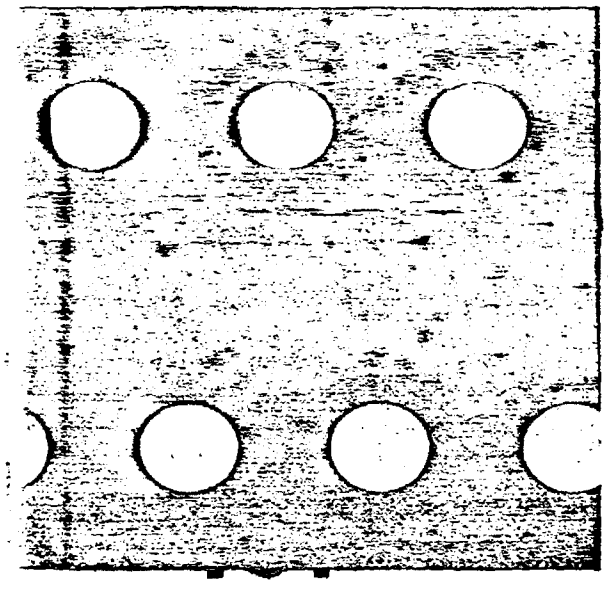
RECEIVED OF _____

FOR _____

BOOK 9607 PG 859

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 88500.00
CON TX 327.45
PRFEE 1.00
WDEED 8.00
TOTAL 336.45
CHECK 336.45

03/01/95 01 15:46 0001 6272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38323
IDENTIF. # REFERENCE

95 MAR -1 PM 3:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 885930